

205, 3 Somervale View SW
Calgary, Alberta

MLS # A2163306



\$280,000

Division:	Somerset		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	776 sq.ft.	Age:	1999 (25 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 597
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d125
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Trash Compactor sold AS/IS

Welcome to this charming adult living (18+) condominium that perfectly balances comfort, convenience, and serenity. Located in a vibrant community, this 2-bedroom, 1-bathroom home features an open layout that maximizes natural light and provides a spacious feel. The living area seamlessly flows into the modern kitchen and dining space, making it perfect for relaxing or entertaining guests. Step out onto the balcony where you'll be greeted by lush, green space—an ideal spot for morning coffee or evening relaxation. You'll also enjoy easy access to a variety of amenities, including shopping centers, schools, a leisure center, and the local library, all just a short walk or drive away. This home is well-maintained, ensuring a move-in-ready experience. A huge bonus is the heated underground parking, which not only protects your vehicle from the elements but also has enough space to accommodate a full-size truck. It's the perfect combination of modern living and practicality. Call your favourite realtor today and don't miss out!